

Plain City Planning Commission
Minutes of Meeting
January 10, 2019

Minutes of the Plain City Planning Commission Meeting held on January 10, 2019 at 7:00 p.m. in the Council Chambers of Plain City Hall – 4160 W 2200 N, Plain City, Utah 84404.

Present: Vice Chair John Leonardi
Commissioner Jarod Maw
Commissioner Cheri Sparks
Commissioner Kris Carrigan
Commissioner Shawna Faulkner
Excused: Chairman Blake Neil
Staff: Mike Kerswell, Dan Schuler, Derek Moss

Welcome: Vice Chair John Leonardi

Pledge of Allegiance: Commissioner Carrigan

Moment of Silence / Invocation: Commissioner Sparks

1. Roll Call: Vice Chair Leonardi conducted roll call and indicated, Commissioners Sparks, Maw, Leonardi, Carrigan and Faulkner were present. Chairman Neil was excused.

2. Opening Meeting Statement: Vice Chair Leonardi waived reading the opening statement.

3. Ex Parte Communication or Conflicts of Interest to Disclose:

None was reported.

4. Public Comments for items not on the Agenda:

No public in attendance.

5. Approval of Meeting Minutes for December 13, 2018

Commissioner Faulkner noted two locations where Property Owner, Penny Barnes' was incorrectly recorded as "Penny Spencer".

Motion: Commissioner Carrigan motioned to Approve the Meeting Minutes for December 13, 2018, with corrections noted. Commissioner Faulkner seconded the motion. Vote: Commissioners Sparks, Maw, Leonardi, Carrigan and Faulkner voted aye. Motion carried.

6. Technical Review Report

There was no Technical Review.

7. Legislative Items:

a. Discussion / Motion: Mixed-Use Overlay Zone

City Planner, Derek Moss commented on City Council review of the ordinance. He explained, additional language is sought by the Council, in the Landscaping section of the Mixed-Use Overlay Zone. He noted, explicit stipulation of open space maintenance obligations has been requested. He suggested additional language be included that allows City Council negotiation and/or override. Commissioner Sparks referred to the presence of new zones, RE-18.5 and RE-30, in the revised Overlay. Derek Moss indicated, the City Council wished to further regulate commercial property put forward for dwellings. He proposed retaining the maximum acreage regulation, but adding a percentage parameter to cover larger areas of commercial property that may be approved for Mixed-Use Overlay application. Commissioner Maw asked for clarification on the 15-acre maximum stipulation. Derek Moss expounded on the 15-acre maximum stipulation. He further explained why the City Council wants to include a percentage parameter. He noted, the current language would allow the owner of a 15-acre commercial property to apply for the Overlay and, if approved, develop all 15 acres with residential units. He commented on Commission prerogative to deny a Mixed-Use Overlay Zone application. Commissioner Leonardi weighed requiring that a certain percentage of Overlay development be held for commercial uses. Commissioner Faulkner commented on the legislative properties of the Overlay Zone and controls held by the City Council. Derek Moss explained how standards for review can be implemented to avoid objectionable use of the Overlay. Commissioner Maw commented on consistent criteria for approval of Overlay Zone applications. Commissioner Sparks sought an explanation for a requested change to landscape and open space requirements. Derek Moss gave Council reasoning for the proposed reduction. Commissioner Carrigan made comment on xeriscaping allowances. Derek Moss noted reference in the Mixed-Use Overlay Zone, to regulations in other parts of the City code. Commissioner Faulkner pointed out two locations where phrases contain the word “may” - and indicated, a request has been made, that “may” be replaced with the word “shall”. Commissioner Leonardi highlighted two additional places where the word substitute is necessary. Derek Moss indicated, he will change the word “may” to “shall”. Commissioner Leonardi asked if smoke shops can be added to the list of prohibited enterprises within the Mixed-Use Overlay Zone. Derek Moss answered in the negative. He cited County and State laws that regulate such businesses and disallow directives by municipalities. Commissioner Leonardi asked for clarification on setback standards. Derek Moss commented on commercial zone setback standards and utility easement parameters. Commissioner Leonardi suggested referencing the City parking ordinance in Overlay language related to parking. He proposed requiring City Council approval of public space dedication in a clause in General Regulations. Commissioner Faulkner noted a spelling error on page 7.

Motion: Commissioner Maw motioned to recommend City Council Approval of the Mixed-Use Overlay Zone with amendments as discussed. Commissioner Carrigan seconded the motion. Vote: Commissioners Sparks, Maw, Leonardi, Carrigan and Faulkner voted aye. Motion carried.

b. Discussion: Annexation of Derek Kennedy Property

Derek Moss explained past policy of Planning Commission recommendation for zoning designation of property disposed for annexation. He reported changes made to the Plain City Annexation Petition that assign zoning according to original, existent zoning stipulations. Commissioner Leonardi asked if the Planning Commission will eventually review the matter. Derek Moss answered in the negative. He indicated, discussion was scheduled for informative purposes. He displayed the property and gave general details on purpose and scale of the annexation.

Plain City Planning Commission
Minutes of Meeting
January 10, 2019

8. Report from City Council:

An abridged version of the minutes for the City Council Meeting, held on January 3, 2018 was provided to each commissioner by Mike Kerswell at the request of Chairman Neil, who was excused from the meeting.

9. Commission Comments:

Commissioner Sparks had no further comment. Commissioner Maw indicated, he is to meet with the Regional/Urban Design Committee on Monday and is trying to get discussion and action toward funding the R/UDAT endeavor on the next City Council Meeting agenda. Commissioner Faulkner had no further comment. Commissioner Carrigan yielded comment. Commissioner Leonardi had no further comment. Derek Moss reported City Council approval of the RE-18.5 and RE-30 zones. Dan Schuler reported changes to stormwater retention and detention regulations for Low impact development (LID) as conveyed at the Weber County Stormwater Coalition meeting.

11. Adjournment

Motion: Commissioner Maw made motion to adjourn at 7:41 p.m.
Commissioner Faulkner seconded the motion. Vote: Commissioners Sparks, Maw, Carrigan, Leonardi and Faulkner voted aye. Motion Carried.

2019

<u>Neil</u>	<u>Carrigan</u>	<u>Faulkner</u>	<u>Maw</u>	<u>Sparks</u>	<u>Leonardi</u>
Jan 3	Jan 17	Feb 7	Feb 21	Mar 7	Mar 21
Apr 4	Apr 18	May 2	May 16	Jun 6	Jun 20
July 18	Aug 1	Aug 15	Sept 5	Sept 19	Oct 3
Oct 17	Nov 7	Nov 21	Dec 5	Dec 19	

Planning Commission Chair

Planning Commission Secretary

Plain City Planning Commission
Minutes of Meeting
January 24, 2019

Minutes of the Plain City Planning Commission Meeting held on January 24, 2019 at 7:00 p.m. in the Council Chambers of Plain City Hall – 4160 W 2200 N, Plain City, Utah 84404.

Present: Chairman Blake Neil
Vice Chair John Leonardi *Excused*
Commissioner Jarod Maw
Commissioner Cheri Sparks
Commissioner Kris Carrigan
Commissioner Shawna Faulkner
Staff: Mike Kerswell, Dan Schuler, Derek Moss

Attendees: Dusty Christensen, Kristin Christensen

Welcome: Chairman Neil

Pledge of Allegiance: Chairman Neil

Moment of Silence / Invocation: Commissioner Faulkner

1. Roll Call: Chairman Neil conducted roll call and indicated, Commissioners Sparks, Maw, Carrigan, Faulkner and Chairman Neil were present. Commissioner Leonardi was excused.

2. Opening Meeting Statement: Chairman Neil read the opening statement.

3. Ex Parte Communication or Conflicts of Interest to Disclose:

Chairman Neil reported meeting with Mayor Beesley, Nilson Homes representatives, Councilmember Sadler, and Public Works Director, Dan Schuler to discuss the proposed Wasatch Ridge project.

4. Public Comments for items not on the Agenda:

None presented.

5. Approval of Meeting Minutes for January 10, 2019

Commissioner Maw indicated, reference to “UDAT” in Commission Comments should be revised to “R/UDAT” standing for Regional/Urban Design Assistance Team.

Motion: Commissioner Sparks motioned to Approve the Meeting Minutes for January 10, 2019, with changes as discussed. Commissioner Carrigan seconded the motion. Vote: Commissioners Sparks, Maw, Carrigan, Faulkner and Chairman Neil voted aye. Motion carried.

6. Technical Review Report

There was no Technical Review.

7. Administrative Items:

a. Discussion / Motion: Subdivision Amendment – Cody Christensen Estates, Amendment 1, approximately 3850 W 2800 N

Dusty Christensen informed the Commission of amendment extents. He explained revised lot numbering.

Motion: Commissioner Carrigan motioned to approve Subdivision Amendment – Cody Christensen Estates, Amendment 1 (approximately 3850 W 2800 N). Commissioner Faulkner seconded the motion. Vote: Commissioners Sparks, Maw, Carrigan, Faulkner and Chairman Neil voted aye. Motion carried.

8. Legislative Items:

a. Discussion: Accessory Dwellings

City Planner, Derek Moss reported a request by multiple property owners for a permit to build a small dwelling on land behind their house. He explained, through research of code requirements for the proposal, it was discovered that Plain City does not have an ordinance for accessory dwellings – though permitted in conditional use circumstances. He referred to printed information, distributed to commissioners prior to the meeting. He commented on the imprecision of terminology, currently defining structures of this nature, in Plain City code. He categorized accessory dwellings into: 1.) units within a primary dwelling 2.) detached units, sharing property with primary residence. He listed regulations for accessory dwellings in ordinances from other municipalities. He noted consequent considerations, such as utility provisions, access from the street, and entrance stipulations. Commissioner Maw commented on unclear definitions of “primary”, “incidental” and “secondary”, in existing code. Derek Moss proposed removing the terms from a new ordinance for Accessory Dwelling Units and replacing them with specific descriptions. Commissioner Sparks asked if incentives for construction of Accessory Dwelling Units will be offered by the State, considering the contribution to affordable housing. She remarked on complexities related to utility service policies. She mentioned fire-code issues. She suggested stipulations be added to ensure proper maintenance of landscape elements and parking areas. Derek Moss surmised, special backing of these projects may be available through the State in areas demonstrating high demand. Chairman Neil reported deliberation by the Legislature, concerning the bearing Accessory Dwelling Units can have toward Utah affordable housing goals. Commissioner Faulkner commented on lot size requirements for Accessory Dwellings. She stated agreement with building height restrictions. Directives for Accessory Dwelling Units and Auxiliary Buildings were compared and contrasted. Rental of Accessory Dwelling Units was examined. Commissioner Carrigan commented on enforcement of regulations ascribed to construction and occupancy of Accessory Dwelling Units. He expressed concern over management of units that are not owner-occupied or associated with a primary dwelling that is owner-occupied. He outlined possible utility connection and service scenarios. Derek Moss indicated, he will submit basic criteria for an ordinance on Accessory Dwelling Units, requesting review and extended involvement by the Planning Commission through the process of finalizing its content.

9. Report from City Council:

Chairman Neil reported, a presentation by the Plain City Track Club was given, with an approved request for continued funding by the City. He indicated, lengthy discussion on a Conditional Final Acceptance of Taylor Parks, Phase 2, lead to tabling of the matter pending assessment by

Plain City Planning Commission
Minutes of Meeting
January 24, 2019

the City Attorney. He reported the tabling of the appointment of a Planning Commissioner. He commented on an Interlocal Agreement with Weber County Storm Sewer Systems Coalition that was approved. He reported the ratification of the Mixed-Use Overlay Zone and mentioned discussion on Impact Fee Study scheduling. He indicated, a decision was made on time and place for City Council Meetings. He noted, discussion on Open and Public Meeting training followed. He announced the approval of all business licenses submitted, including Dollar Tree.

10. Commission Comments:

Commissioner Sparks had no further comment. Commissioner Maw reported his presentation to City Council on the R/UDAT proposal. He indicated, the Council slated the matter for the next City Council Meeting agenda and requested additional details be offered as part of their discussion. He commented on the outdated, inadequate building plans received from Dr. Mackley as part of his dental office site plan application. He listed items that will need to be addressed, prior to application for a building permit, including a stamp signifying that the architectural documents have been prepared under the direct supervision of an currently licensed (and living) Architect. Commissioner Carrigan yielded. Commissioner Faulkner had no further comment. Derek Moss remarked on application process for the newly approved Mixed-Use Overlay Zone. Chairman Neil reported indication that Nilson Homes will be applying for the Mixed-Use Overlay for their Wasatch Ridge project. He informed the Commission of items discussed in a recent meeting with Mayor Beesley, Mark Staples, Councilmember Sadler, and Public Works Director, Dan Schuler. He announced that a planning meeting will be held for review of a new Wasatch Ridge conceptual plan, to include city councilmembers, planning commissioners, engineering staff, and builder/developer representation. Plans for traffic flow through and around the proposed development was discussed.

11. Adjournment

Motion: Commissioner Faulkner made motion to adjourn at 7:55 p.m.
Commissioner Maw seconded the motion. Vote: Commissioners Sparks, Maw, Carrigan, Faulkner and Chairman Neil voted aye. Motion Carried.

2019

<u>Neil</u>	<u>Carrigan</u>	<u>Faulkner</u>	<u>Maw</u>	<u>Sparks</u>	<u>Leonardi</u>
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Planning Commission Chair

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